

Buy. Sell. Rent. Let.



East Street, Alford



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When it comes to  
property it must be

  
lovelle





£275,000



Lovelle are pleased to offer for sale a larger than average family home, located in the market town of Alford. Being located within walking distance of the towns amenities the town also offers secondary grammar school, secondary school, primary schools, child care facilities, and being a short drive away from Mablethorpe and its sandy beaches.

#### Key Features

- Being sold with NO UPPER CHAIN
- Detached House
- Four Bedroom (one En-Suite)
- Conservatory
- Dual Access Driveway
- Garage
- EPC rating D
- Tenure: Freehold







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### Entrance Hallway

Entry via upvc door, understairs storage cupboard, radiator , stairs to first floors, doors into;

### Lounge

Dual aspect windows to front and side elevation, two radiators, power points, sliding patio door leads into conservatory.

### Conservatory

Windows to all elevation, brick dwarf wall, poly carbonate roof, radiator and double opening 'French' doors lead out to rear garden.

### Dining Room

Dual aspect windows to front and side elevation, storage cupboard, radiator, and power points.

### Kitchen

Window to rear elevation, spacious kitchen fitted with a range of base and wall units with worktop over, ceramic one bowl sink with drainer, integrated oven and grill with ceramic hob, extractor hood, space and plumbing for washing machine, tiled splashback, radiator, power points and door leading into;

### Rear Hallway

Upvc door leading out to garden, cupboard housing the boiler and door into;

### Ground Floor Cloak Room

Obscure window to side elevation, with WC, wash basin and electric heated towel rail.

### First Floor Landing

Access to all rooms, radiator, dual aspect windows to rear elevation and loft hatch.

### Master Bedroom

Window to front elevation, double bedroom, built in wardrobes, built in storage cupboard, radiator and power points.

### En-Suite

Window to rear elevation, shower cubicle, built in hand wash vanity unit , WC and radiator.

### Bedroom Two

Window to front elevation, double bedroom, built in double wardrobes, radiator and power points.

### Bedroom Three

Window to front elevation, double bedroom, radiator and power point.

## Bedroom Four

Window to front elevation, built in cupboard, radiator and power point.

## Family Bathroom

Obscure window to rear elevation, a three piece suite comprising of bath with shower over and glass screen built in hand wash vanity unit with W, ladder style radiator and fully tiled walls.

## Rear Garden

To the rear you will find a rear garden laid to lawn with a variety of mature trees, shrubs and flower borders with a concrete area and pathway. There is a summer house, potting shed and additional storage shed. Entry can be gained to the front of the property via a gate.

## Garage

With up-and-over door, power and lighting, personnel door leading to the rear garden and window to the rear elevation.

## Front Garden and Parking

With two resin driveways to the front of the property either side. The front garden is laid to lawn with mature trees, shrubs and flowers with a decorative brick wall to define the boundary.

## Location

Set in the lovely market town of Alford, approximately 6 miles from the coast. Alford has a variety of shops including Co-op, pubs and many independent shops. There are schools for all ages, and the Queen Elizabeth Grammar School is highly rated and sought-after.

## Directions

From our office Head towards Knowle Street, Turn left onto High Street/A1104 Continue to follow A1104 for 7.5 miles, The property will be on the left hand side.

## Services

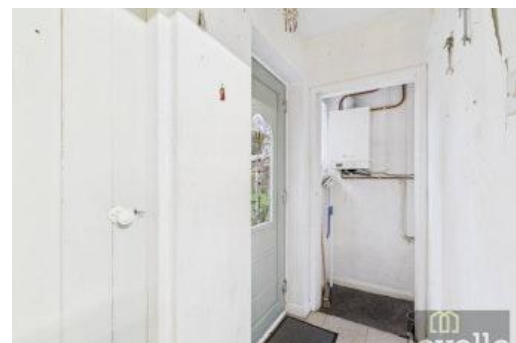
The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band D. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.







## How To Make An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

## Mortgage

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.

## Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





Floor 0



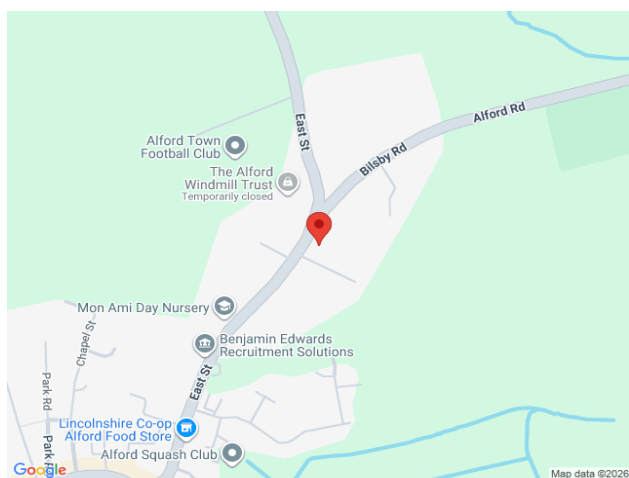
Floor 1

Approximate total area<sup>(1)</sup>  
1399 ft<sup>2</sup>  
130.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



When it comes to **property**  
it must be



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